104.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	766,000 / 766,000
					USE VALUE:	766,000 / 766,000
					ASSESSED:	766,000 / 766,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		MOCCASIN PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RANDHAWA RANJIT
Owner 2:	ALVAREZ MONICA A
Owner 3:	
Street 1:	2 MOCCASIN PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOYLE ELEANOR M -
Owner 2:	-
Street 1:	2 MOCCASIN PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,300 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1531 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8300.000	297,300	400	468,300	766,000
Total Card	0.191	297,300	400	468,300	766,000
Total Parcel	0.191	297,300	400	468,300	766,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 500.33 | /Parcel: 500.3

Legal Description

User Acct 67288

GIS Ref

GIS Ref

Insp Date 09/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 104.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	297,000	400	8,300.	468,300	765,700	765,700	Year End Roll	12/18/2019
2019	101	FV	235,700	500	8,300.	468,300	704,500	704,500	Year End Roll	1/3/2019
2018	101	FV	235,700	500	8,300.	401,400	637,600	637,600	Year End Roll	12/20/2017
2017	101	FV	235,700	500	8,300.	374,600	610,800	610,800	Year End Roll	1/3/2017
2016	101	FV	235,700	500	8,300.	321,100	557,300	557,300	Year End	1/4/2016
2015	101	FV	220,300	500	8,300.	287,700	508,500	508,500	Year End Roll	12/11/2014
2014	101	FV	220,300	500	8,300.	266,300	487,100	487,100	Year End Roll	12/16/2013
2013	101	FV	220,300	500	8,300.	253,900	474,700	474,700		12/13/2012

!8306!

PRINT

Date	Time
12/10/20	22:53:05

LAST REV

Date	Time
10/03/18	13:58:57
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8306

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOYLE ELEANOR M	1405-109		9/22/2011		491,000	No	No		
	562-119		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2007	514	Re-Roof	5,400					

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	BS	Barbara S
6/27/2012	External Ins	BR	B Rossignol
12/22/2011	MLS	EMK	Ellen K
6/5/2009	Measured	189	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	264	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67288
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8300		Sq. Ft.	Site		0	70.	0.81	4									468,298						468,300	

Total AC/HA: 0.19054 | Total SF/SM: 8300 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 468,298 | Spl Credit | Total: 468,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.33582616
Const Adj.:	1.04989493
Adj $ / SQ:	147.260
Other Features:	61038
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333327
Depreciation:	35999
Depreciated Total:	297327

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

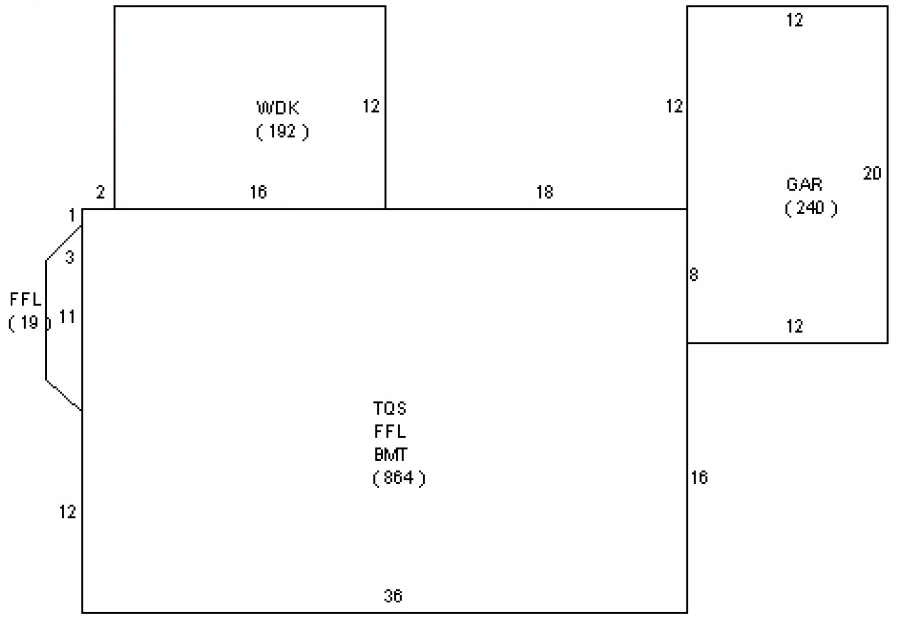
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.26
Special Features:	0	Val/Su Net:	105.16
Final Total:	297300	Val/Su SzAd	194.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	883	147.260	130,031
BMT	Basement	864	44.180	38,170
TQS	3/4 Story	648	147.260	95,425
GAR	Garage	240	26.680	6,404
WDK	Deck	192	11.770	2,259

Net Sketched Area:	2,827			Total:	272,289
Size Ad	1531	Gross Are	3043	FinArea	1531

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

104.0-0008-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X10	A	FR	1972	4.13	T	47	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	Total: 400

IMAGE

AssessPro Patriot Properties, Inc